

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE**

**DATE: OCTOBER 5, 2017**

**LOCATION: ROOM 2000 - CITY HALL**

**AGENDA**

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of September 7, 2017 meeting minutes (Chair) 7:05 p.m.  
*Action Requested: Review and Approve Minutes*
3. Consideration of Affordable Housing Plan for Sunrise Senior Living  
(Tamara Jovovic/Ken Wire) 7:10 p.m.  
*Action Requested: Review and approve Affordable Housing Plan*
4. Resolution 830 Process Update (Helen McIlvaine) 7:30 p.m.
5. Use of Bonus Density for Different Uses—public art space, daycare, housing  
(Helen McIlvaine) 7:35 p.m.
6. Housing Heroes (Helen McIlvaine) 7:45 p.m.
7. Church of the Resurrection Update (Eric Keeler) 7:50 p.m.
8. Joint Facilities Task Force Discussion (Tamara Jovovic) 7:55 p.m.
9. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:05 p.m.
10. Alexandria Housing Development Corporation Update and Presentation  
on Resident Demographics (Jon Frederick) 8:10 p.m.
11. Information Items: 8:30 p.m.  
Monthly Financials (Eric Keeler)
12. Staff Updates 8:35 p.m.
13. Announcements and Upcoming Housing Meetings (Staff) 8:40 p.m.

*Joint City-Schools Facility Investment Task Force*

Thursday, October 5, 7:30 a.m.—Alternative Project Delivery Methods Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Thursday, October 5, 9 a.m.—Joint City-Schools Facility Investment Task Force  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Wednesday, October 11, 7 p.m.—Capital Planning & Implementation Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Monday, October 16, 5 p.m.—Facility Maintenance & Operations Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Thursday, October 19, 7:30 a.m.—Alternative Project Delivery Methods Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Thursday, October 19, 9 a.m.—Joint City-Schools Facility Investment Task Force  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Monday, October 23, 7 p.m.—Capital Planning & Implementation Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

Monday, October 30, 5 p.m.—Facility Maintenance & Operations Subcommittee  
City Hall, Council Workroom, 2<sup>nd</sup> Floor

*Ceremony Recognizing Housing Heroes*

October 10, 2017, 5:30 p.m., Sister Cities Conference Room, City Hall

*ARHA Redevelopment Work Group Meeting*

October 12, 2017, 5:30 pm, City Hall

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|--|-----------|
| 14. Other                              | 8:45 p.m. |
| Topics of interest for future meetings |           |
| Adjournment (Chair)                    | 9:00 p.m. |

# AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | September 7, 2017

	Members Present	Members Absent	Staff
1	Michael Butler (m)		Tamara Jovovic, Housing Planner
2	Katharine Dixon (m)		Eric Keeler, Deputy Director
3	Carter Flemming		Stefan Caine, DCHS
4	Jon Frederick (m)		
5	Stephen Hales		
6	Bill Harris (m)		
7		Robyn Konkell, Chair (excused)	
8		Michelle Krockner (m) (excused)	
9		Jessica Lurz* (excused)	
10		Helen McIlvaine* (excused)	
11	Michael Doyle		
12	Peter-Anthony Pappas (m)		
13	Mary Parker (m)		
14		Yasin Seddiq (m) (excused)	
15		Nechelle Terrell (excused)	
16	Eric Weiss		
17	Marian Wiggins (m)		
18	Paul Zurawski		
19		Matthew McCarthy	
20		Holly Hanisian (excused)	
21	vacant		
	Guests	Affiliation	
1	Robert Melvin		
2	Betsy Faga	Church of the Resurrection	

\*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Peter-Anthony Pappas agreed to take minutes.

## 1. Introduction (Katharine Dixon)

Katharine Dixon agreed to serve as chair in the absence of Robyn Konkell.

**2. Consideration of June 1, 2017 Minutes (Katharine Dixon)**

Marian Wiggins made a motion to approve the June minutes; Bill Harris seconded the motion. The minutes were approved unanimously with one abstention from Peter-Anthony Pappas.

**3. AHAAC Letter of Support for HTF (Eric Keeler)**

Mary Parker made a motion to approve the Committee's letter of support for the state housing trust fund in the City's legislative agenda to the General Assembly session beginning January 2018. Marian Wiggins seconded the motion. The letter was approved unanimously.

**4. Andrew Adkins Redevelopment Project Update (Eric Keeler)**

The Andrew Adkins Redevelopment project will not be participating in the 2018 tax credit cycle. There is continued commitment by all parties to work towards a 2019 submission.

**5. Resolution 830 Community Engagement Process (Eric Keeler)**

The kick-off for the Resolution 830 Community Engagement Process was postponed to October in anticipation of the hiring of the new ARHA CEO. The engagement process will consist of several modules and involve a community stakeholder group.

**6. Joint City-Schools Facility Investment Task Force (Tamara Jovovic)**

Earlier this year the City Council adopted a resolution establishing the Ad Hoc Joint City-Schools Facility Investment Task Force to oversee the development of a Joint City-Schools Facility Capital Improvement Plan and provide recommendations related to further capital project implementation. This work will provide guidance to City Council to help frame the City and ACPS Facilities Capital Improvement Program for FY 2019 - FY 2028 and beyond. A community meeting will be held in mid-October; draft recommendations are due to be released in December 2017. The Committee expressed interest in and support for exploring opportunities for co-locating affordable housing in future public/municipal projects.

**7. Eisenhower West/Landmark Van Dorn Implementation (Eric Keeler)**

The next Advisory Group (AG) meeting for the Eisenhower West/Landmark Van Dorn area will be held in October. The discussion at the May AG meeting focused on ongoing air quality and infrastructure studies and their implications for future development and building heights.

**8. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)**

The Ramsey Homes project is waiting for its environmental review to be approved by HUD to start the disposition process. Site work is anticipated to start in February 2018. Staff is working on the relocation of impacted residents. ARHA is in negotiations with its CEO candidate.

**9. Alexandria Housing Development Corporation Update (Jon Frederick)**

Jon Frederick distributed copies of AHDC's Vision 2020 booklet which outlines the organization's priorities and commitment to organizational sustainability. AHDC

has adopted its new strategic plan which includes a goal of adding one project per year to its development pipeline, being data-driven, and improving energy efficiency at its properties.

Gateway apartments expect to be completed in 2019. The Carpenter's Shelter project is anticipated to break ground in March 2018. The text amendment to allow a temporary shelter use at Macy's is going before Council in September; the Howard Hughes Corp. still needs to approve the use. Lacy Court is working on its relocation plan for residents impacted by the planned renovations. M. Wiggins asked if assistance was also being provided to currently over-income residents. J. Frederick indicated that his staff was working closely with a relocation coordinator to find comparable units for residents who will not be eligible to return to Lacy Court.

In response to a question, J. Frederick reported that while AHDC continues to receive support for its operations from the City, the level of financial support has remained flat and represents a declining percentage of the organization's overall operating budget. AHDC's goal over the longer-term is to become fully self-sufficient through its development activities.

#### **10. New Financial Format (Eric Keeler)**

Eric Keeler distributed a draft new financial report format. The format is envisioned to provide a snapshot of monthly revenues/expenditures and outstanding commitments/reservations. Mike Butler recommended the format be modified to reflect month to month changes.

#### **11. Information Items (Tamara Jovovic)**

Tamara Jovovic shared copies of the FY17 Housing Master Plan progress report. J. Frederick noted the importance of securing funding for projects in the development pipeline.

#### **12. Staff Updates (Tamara Jovovic/Eric Keeler)**

Staff provided an update on the Church of the Resurrection project and noted ongoing research on micro-units. They discussed upcoming Eisenhower East office to residential conversion projects. The ribbon-cutting at the newly renovated Community Lodgings units will be held on September 19<sup>th</sup>. The City is reaching out to Morgan Properties which recently purchased JBG's holdings in the Beauregard area.

The meeting was adjourned.